

Government of the District of Columbia
Office of the Deputy Mayor for Planning & Economic Development



Questions and Answers from Pre-Offer Conference

1. Has any environmental work been done on any parcel?
No, the District of Columbia has not performed and will not perform any environmental assessments on either property offered for disposition.
2. Any history of prior buildings on the vacant site?
3825-29 Georgia Ave NW was rumored to have a building which provided photography or photography processing services, but the Office of the Deputy Mayor for Planning and Economic Development has not examined the site's prior uses.
3. Can you share more information on LSDBE participation?
Offerors shall include descriptions of LSDBE equity and development participation in the Project and shall demonstrate Offeror's firm commitment to meet or exceed a 20% LSDBE equity and a 20% development participation requirement. The Offeror must submit with its offer an LOI, Memorandum of Understanding (MOU) or other binding agreement with the 20% LSDBE equity and development partner(s) that at a minimum:
 - Identifies the LSDBE equity and development partner(s)
 - States the percentage of equity and development participation of each LSDBE partner
 - Describes the role and scope of work of each LSDBE partner
 - Includes anti-dilution language regarding equity and development participation for the benefit of the LSDBE partner(s) and to be applied at all stages of the Project

Any offer that fails to contain an LOI, MOU, or other binding agreement with 20% LSDBE equity and at least 20% participation by an LSDBE development partner will be deemed a non-responsive offer. For further information, please refer to Section 4.2.6 of the Solicitation for Offers.

4. Were community organizations consulted in the creation of this RFP?
The desires of community stakeholders who live near both sites are of critical importance to the District. Accordingly, the ODMPED has conducted in community outreach with key stakeholders, including ANC 4C08 and ANC 4C09 Commissioners Timothy Jones and Joseph Martin, Jr., respectively. In addition, ODMPED has participated in community outreach meetings at the Israel

Metropolitan CME church, the Metropolitan Police Department's Regional Operations Command-North and has consulted the Georgia Avenue-Petworth Metro Station Area and Corridor Plan. From this outreach activity, the list of concerns and requirements below were compiled.

| <u>Likes</u> | <u>Dislikes</u> |
|---|-----------------------|
| Sit Down Restaurant | Liquor stores |
| Book store | Laundromats |
| Coffee shop/doughnut shop/bakery | Check cashing stores |
| Drug store | Taverns |
| Dry cleaners | Adult entertainment |
| Video rental | Fast Food Restaurants |
| Bank/financial institution | |
| Mailing/packaging store/office supply store | |
| Flower Shop | |
| Card Shop | |
| Ice Cream store | |
| Clothing/Apparel | |
| Hardware | |
| Pet Supplies Store | |

This list expresses the community's point of view on the development potential of both sites but is not intended to limit the scope and uses of proposed development plans. The ODMPED is open to all mixes of development programs and will consider all offers equitably. The community has expressed an interest in preserving the former Billy Simpson's restaurant at 3815 Georgia Avenue, and the ANC has submitted an application for historic landmark designation.

5. Can you give us more detail on the historical significance of Billy Simpson's restaurant?

Per the pending Application for Historic Landmark Designation:

Since its opening at 3815 Georgia Ave., NW in post-segregated Washington, DC on November 1, 1956, Billy Simpson's has played an integral role in the history of African descent. Billy Simpson's met a demand for fine dining by Washington's growing African-American professionals and soon became a Command Post for major African-American leaders on the local, national, and international scenes. Billy Simpson successfully reached out to the rapidly increasing African Diplomatic Corps for newly independent African nations in the early 1960s, adding to his restaurant's reputation as the Mecca for African-American politicians and African Diplomats. Billy Simpson's was also the site of an informal political forum known as the "Round Table 9." Representative Charles C. Diggs (D-Michigan), founder of the Congressional Black Caucus 8 and Michigan's first Black elected Congressman, and other top government officials became charter members of the "Round Table 9," including associate member Representative Adam Clayton Powell (D-New York). The "Round Table" developed strategies on Home Rule for the District of Columbia (DC) and the creation of the University of DC as well as other local issues. During

the crucial Civil Rights years, Billy Simpson's became a favorite oasis for Civil Rights leaders. In April 1963, Billy Simpson opened the plush upstairs Ebony Room with its Gold Coast Bar, overhead ceiling map of the African continent, and paneled walls of African mahogany, in honor of the African Diplomatic Corps.

6. What role will community feedback play in the selection of a developer?
Please see response to question number four. In addition, the Office of the Deputy Mayor for Planning and Economic Development will schedule an Offerors' presentation to the community in September 2008. Further information regarding this event will be posted on
<http://dcbiz.dc.gov/dmped/cwp/view,A,1365,Q,608044.asp>
7. Will there be a weighting preference given for maximum PUD density vs. By Right? Preference will be given to Offerors who maximize the development envelope of either or both sites. Both sites are zoned C-3-A, which permits matter-of-right development for major retail and office uses to a maximum lot occupancy of 75% for residential use, a maximum FAR of 4.0 for residential and 2.5 FAR for other permitted uses and a maximum height of sixty-five (65) feet, or ninety (90) feet if developed as a PUD with a FAR of 4.5. For buildings providing a minimum uniform 14-foot floor-to-ceiling height for the ground level, the maximum building height is increased to 70 feet.

Offerors should review all applicable District of Columbia Zoning regulations while preparing their offers. Please refer to Title 11 of the District of Columbia Municipal Regulations ("DCMR") for a complete list of zoning provisions and requirements. Offerors may propose to develop either or both sites to conform to the existing zoning designation or to apply for a zoning variance, special exception or Planned Unit Development (PUD). Only 3825-3829 Georgia Avenue may be developed as a PUD due to minimum lot size requirements
8. What role will adjoining Donatelli Properties play?
The Donatelli property at the intersection of Gerogia and New Hampshire Avenues NW will play no role in the disposition of 3813-3815 and 3825-29 Georgia Ave NW.
9. Will any discovered environmental factors affect the re-trade clause found within the RFP?
The Office of Deputy Mayor for Planning and Economic Development encourages all Offerors to conduct their own due diligence regarding environmental impact and price any risk into their proposals.
10. Are these properties subject to Davis-Bacon?
Davis-Bacon applies to any construction or rehabilitation activity to which the Office of the Deputy Mayor for Planning and Economic Development, or an entity funded by the Office of the Deputy Mayor for Planning and Economic Development, is a party. Many District of Columbia and federal subsidies/events trigger Davis-Bacon compliance including loans, loan guarantees, and insurance. In addition, land

ground leased or traded at discounted value can also trigger Davis-Bacon compliance.

11. What sort of affordability requirements exist for residential development of this property?

Preferences will be given to Offerors who include housing options, including affordable housing. Market rate and/or affordable residential units targeting senior citizens are considered an eligible residential use and must conform to the affordability standards for other types of residential units. Each Offeror should use the most up-to-date Department of Housing and Urban Development (HUD) income data in making its proposal. For further information, please refer to Section 4.2.7 of the Solicitation for Offers.

12. Is there a determined price for sale?

No, there is not a pre-determined or minimum price for 3813-3815 or 3825-29 Georgia Ave., NW. The Office of the Deputy Mayor for Planning and Economic Development will consider all complete offers submitted by the proposal due date (July 11, 2008 @ 5:00pm).

13. Is the district seeking a long term lease or disposition for these properties?

Both sites are owned by the District and may be either conveyed or leased at fair market value to the selected Offeror(s) for the purposes of developing either or both sites into a residential, retail, or mixed-use project(s). Conveyance may be executed through a Land Disposition and Development Agreement (“LDDA”); similarly, a lease may be executed through a Ground Lease and Development Agreement (“GLDA”). The execution of either agreement will follow the selected Offeror’s achievement of several key pre-development milestones, such as, site plan approval, zoning approval, arrangement of financing and investment, and receipt of necessary construction permits.

14. What role do the TIF and Great Streets programs play within this RFP and these properties?

The Great Streets Initiative is a multi-year, multiple-agency effort to transform under-invested corridors into thriving and inviting neighborhood centers using public actions and tools as needed to leverage private investment. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) is partnering with the District Department of Transportation (DDOT) to manage the program. More than \$100 million have been made available for transportation, streetscape, and transit improvements along these corridors.

In late January 2008, the District made available an additional \$95 million in targeted Tax Increment Financing for neighborhood economic development projects along six priority corridors.

An Offeror may submit concurrently for this RFP as well as the Great Streets Neighborhood Retail Tax Increment Financing Notice of Funding Availability. For further information regarding this financing tool, please contact Derrick Woody at 202-727-2981 by phone or at Derrick.Woody@dc.gov by email.